



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 26, 2005 REPORT NO. HO-05-024

ATTENTION: Hearing Officer

SUBJECT: STAFFORD PLACE LOT LINE ADJUSTMENT
PROJECT NUMBER - 41292. PROCESS 3.

LOCATION: 727 Stafford Place

APPLICANT: JIM C. SEAMAN

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit for a lot line adjustment between two existing single-family parcels?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 117828.

Community Planning Group Recommendation – The Peninsula Community Planning Board received a copy of the project plans for the lot line adjustment in July 2004 at the time of project application; to date no recommendation has been forwarded to Development Services regarding this project.

Environmental Review – The project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with the State CEQA Guidelines 15301, Existing Facilities.

Fiscal Impact: The cost of processing this application is paid for by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Inclusionary Housing Ordinance requires all new residential development of two units or more to provide affordable housing. This project proposes only a lot line adjustment between two existing single-family homes. Therefore, the proposed project would not impact housing supply or affordability.

BACKGROUND

The 0.617 acre site is comprised of two lots located at 727 Stafford Place (Seaman property) and 3900 Lomaland Drive (Irving property) in the RS-1-7 Zone, Coastal Overlay Zone (Appealable area) and Coastal Height Limit Overlay Zones. The Peninsula Community Plan designates the site for single-family residential development and the project site is legally described as Lots 3 and 4 of Loma Mar Vista Map No. 3240. Lot 4 is one of two parcels comprising the 1.3-acre southerly property.

An existing 1,570-square-foot single-family home located on the Lot 3 property was developed in the 1950's. The existing single-family home located on the Lot 4 property was developed under HR/CDP/CUP/VAR No. 98-1074, approved by the City Council on September 16, 1999. The CDP was subsequently appealed by the Coastal Commission and CDP A-6-PEN-99-143 was ultimately approved by the Coastal Commission on July 11, 2000. Staff coordinated with the California Coastal Commission in determining that the proposed project would not require an amendment of CDP No. A-6-PEN-99-143 approved by the Coastal Commission on July 11, 2000, and could proceed as a development entitlement independent of previous Commission action on the Irving property.

DISCUSSION

The proposed action is a request for a Coastal Development Permit for a lot line adjustment between two existing single-family parcels, each developed with an existing residence. The Seaman property (Lot 3) is presently accessed through an existing 12-foot wide driveway across Lot 4 (Irving property), the neighboring property to the south, through a 20-foot wide private access agreement entered into by both property owners. The proposed lot line adjustment between two existing single-family parcels will realign the property line between Lot 3 and Lot 4 so that the access driveway to serve Lot 3 will be located entirely on the subject property. As a result, the need for the private access easement between the properties will be eliminated. An existing historic WWII bunker structure is presently located on Lot 4 outside of the area which involves the lot line adjustment. The proposed lot line adjustment has been reviewed by Historic Resources Board staff and determined to be of no concern to the historic integrity of the bunker and the existing recorded easement by which it is protected, and no additional approvals are required.

The project proposes to increase the lot size for existing Lot 3 (new Parcel 1) from 0.328 acre (14,288 square-feet) to 0.399 acre (17,380 square-feet), and reduce the size of Lot 4 (new Parcel 2) from 0.289 acre (12,589 square-feet) to 0.218 acre (9,496 square-feet); no physical development is proposed as part of the project scope of work. The two new parcels have been designed to meet all requirements for lot configuration and street frontage of the underlying RS-1-7 zone, both will exceed the 5,000 minimum lot size, and no variances are required.

The project site is located five blocks from the beach and shoreline in an area designated as being between the first public road and the Pacific Ocean, and is located across the cul-de-sac from Sunset Cliffs Shoreline Park, which is designated in the Local Coastal Program as a public park and recreational area. There are no designated view corridors in the immediate project vicinity and the proposed lot line adjustment will not impact any public views to or along the ocean or other scenic coastal areas. The lot line adjustment is located entirely on private property and will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Additionally, the proposed project will not interfere in any way with the public's use or access to the surrounding public

recreation area. Therefore, the proposed residential development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Municipal Code Conformance - The project requires a Coastal Development Permit (CDP) [SDMC Section 126.0707] as a Process 3 decision (Hearing Officer), appealable to the Planning Commission. The final City project decision is appealable to the state California Coastal Commission. An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC 126.0708. The proposed project has been demonstrated to conform to the regulations and requirements of the RS-1-7 underlying zone, the Coastal Overlay Zone (Appealable Area) and the Peninsula Community Plan and Local Coastal Program.

Conclusion:

Staff has determined the proposed project conforms to all applicable requirements and recommends approval of the lot line adjustment subject to the attached draft Coastal Development Permit.

ALTERNATIVES

1. Approve Coastal Development Permit No. 117828 with modifications.
2. Deny Coastal Development Permit No. 117828 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Patricia J. FitzGerald,
Development Project Manager

Attachments:

1. Project Location
2. Aerial Photo
3. Peninsula Land Use Plan
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Copy of Project Plans (forwarded to HO)
7. Copy of Public Notice (forwarded to HO)
8. Copy of Environmental Document (forwarded to HO)
9. Ownership Disclosure
10. Project Data

Job Order Number: 42-2996